



## Delegated Action of the Executive Director

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<b>PROJECT</b> <b>Second Stage Planned Unit Development at Square 3831 (DancePlace)</b> 3225 8th Street, NE Washington, D.C.	<b>NCPC FILE NUMBER</b> ZC 09-08B  <b>NCPC MAP FILE NUMBER</b> 51.00(06.00)43726
<b>REFERRED BY</b> Zoning Commission of the District of Columbia	<b>DETERMINATION</b> Approval of report to the Zoning Commission of the District of Columbia  <b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8724(a) and DC Code § 2- 1006(a)

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a Second Stage Planned Unit Development (PUD) to construct an addition to an existing building located at 3225 8th Street, NE, Washington, DC. In 2009, the Zoning Commission approved a PUD application for an arts campus which included a Consolidated PUD for a four-story building located on the northern portion of the subject property (Square 3831 Lot 47). This building has been constructed. The 2009 approval also included a First Stage PUD for another four-story building on the southern portion of the site, south of the Kearny Street right-of-way. NCPC reviewed and commented favorably on this First Stage PUD in October 2009 (NCPC File No. ZC-09-08).

The current proposed Second Stage PUD involves the project located on the south site of the site. The project involves an addition to an existing structure which would be much smaller than the entirely new structure conceived of and approved in the 2009 First Stage PUD. Whereas the prior proposal called for a 50-foot tall, 4-story building, the current proposal is only for a two-story structure. The maximum height of the building would be 35 feet. The proposal will replace an existing rear addition with a larger addition, and construct a small second-story over the northern portion of the existing structure. The façade of the building would be replaced and canopies would highlight the entrance to the lobby.

Despite the design changes that have been made to the proposed building since approval of the First Stage PUD, the project remains not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C.

§ 8724(a) and DC Code § 2-1006(a), I find that the proposed Second Stage Planned Unit

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Development at Square 3831 (DancePlace), located at 3225 8th Street, NE, Washington, DC, would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

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Marcel Acosta  
Executive Director

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